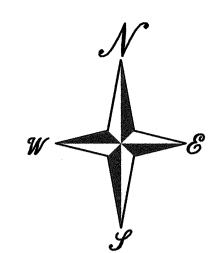
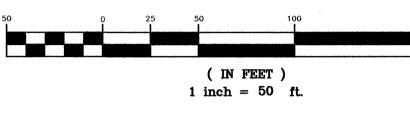


SURVEY DESCRIPTION

All of the Combined Tract of the Lot Combination for Harp'sFood Stores recorded in Plat Book 2006 at Page 1554 in the Circuit Clerk's Office of Benton County, Arkansas.









Vicinity Map





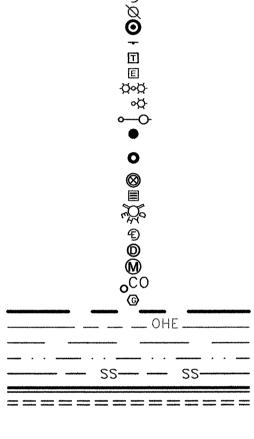
MATHIAS SHOPPING CENTERS, INC. SPRINGDALE, ARKANSAS

 The boundary configuration shown on this survey does not purport to be a tract split, replat or any other subdivision of land as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this

OWNER/CLIENT:

PO BOX 6485

- 2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
- Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search
- 3. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- 4. This plat represents a boundary survey of the Combined Tract of the Lot Combination for Harp's Food Stores recorded in Plat Book 2006 at Page 1554 in the Circuit Clerk's Office of Benton County, Arkansas.
- 5. Basis of Bearings: West line of subject property taken to 6. This survey is valid only if the drawing includes the seal
- and signature of the surveyor.
- 7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
- 8. This survey is based on Title Commitment #0706069-959 supplied by Waco Title Company, an agent for Chicago Title Insurance Company, with an effective date of July
- 9. The hereon described property is classed urban.
- 10. This property is zoned C-2 (Highway Commercial) and I-2 (Heavy Industrial).
- 11. Subsurface and environmental conditions were not examined nor considered a part of this survey.
- 12. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- 13. All dimensions to curb are to back of curb.
- 14. All areas of asphalt and curb & gutter are in "good" condition unless otherwise noted.
- 15. Flood Hazard Certification: This is to certify that by graphic plotting only, this property (the subject property surveyed) is not within a special flood hazard area inundated by 100-year flood. This property is within Zone X, areas determined to be outside the 500-year floodplain as per FEMA FIRM Map Community Panel Number 05007C0152 H, dated December 20, 2000 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines. This information is correct to the best of my knowledge



Surveyor's Certification

BUSINE Edward Leon Lee

11-1-07





Checked by: ELL Drawn by: LMM Horizontal Scale: 1"=50' Vertical Scale: N/A Date: 28AUG07

SURVEY CODE: 500-19N-29W-0-07-440-4-1496

2

E

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E

 \mathcal{H}

V

5"

PAGE

SEWER MANHOLE TELEPHONE RISER ELECTRIC RISER

LIGHT POLE - 2 LIGHTS LIGHT POLE - 1 LIGHT TRAFFIC LIGHT SIGNAL MONUMENT FOUND AS NOTED SET 5/8" REBAR W/CAP (PS 1496)

UNLESS OTHERWISE NOTED GAS VALVE GRATE INLET FIRE HYDRANT

WATER VALVE

WATER METER

UTILITY POLE

SIGN

ELECTRIC METER DRAINAGE MANHOLE UNDERGROUND TANK LID SEWER CLEANOUT GAS METER PROPERTY LINE OVERHEAD ELECTRIC EASEMENT LINE

BUILDING SETBACK LINE SANITARY SEWER LINE WATER LINE DRAINAGE PIPE

DRAINAGE PIPE

The undersigned hereby certifies to LaSalle Bank National Association and its successors and assigns, Mathias Shopping Centers Holding Company, LLC and their successors and assigns, Friday, Eldredge, & Clark, LLP and their successors and assigns, Waco Title Company and their successors and assigns, and Chicago Title Insurance Company and their successors and assigns, that this map or plat of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association ("ALTA") and the National Society of Professional Surveyors ("NSPS") (a member organization of the American Congress on Surveying and Mapping) in 2005; and includes items 1-4, 7, 8, 10, and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Arkansas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and this plat of survey and the property description set forth hereon ("Property") was prepared by me and was acutally made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses, and distances shown on this survey are correct, (2) the size, location, and type of improvements are shown hereon and all are located within the boundaries of the Property and set back from the Property lines the distances indicated, (3) the Property is contiguous to, and has access to and from North 2nd Street, a public roadway, (4) there are no encroachments of any improvements on this Property over any easements or encumbrances, or onto adjoining property, (5) there are no encroachments of any improvements on adjoining property onto the Property, (6) all recorded easements and other exceptions, as noted in Waco Title Company's commitment for Title Insurance No. 0706069-959 dated July 13, 2007 have been correctly platted hereon; (7) the Property constitutes one contiguous parcel without gaps or gores, and (8) the Property is not located in a 100—year flood plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #05007C0152 H, dated December 20, 2000, which such map panel covers the area in which the Property is situated [and (9) there are 0 mobile home pads located on the Property.]

Arkansas PS #1496



PAGES

2758 MILLENNIUM DRIVE Suite 1 **FAYETTEVILLE, ARKANSAS 72703** PHONE: (479) 582-4234 FAX: (479) 582-9254